

Sove, said beginning comped ½-inch iron rod set in the curving east right-of-way so coveraged in Volume Q. Page 63.1 of the Collin County as recorded in Volume Q. Page 63.1 of the Collin County was recorded in Volume Q. Page 63.1 of the Collin County was Page 63.1 of the Collin County was recorded in Volume Q. Page 63.1 of the Collin County was recorded in Volume 1. Or the Hills of Lone South 36.1 of the Hills of Lone South 86.1 of South 86.2 of the Hills of Lone South 86.1 of South 86.2 of the Hills of Lone South 86.2 of the Collin County Map Records:

East, 13.6 feet to a point for corner; North 86.2 of the Collin County Map Records:

Elect to a point for corner; South 86.2 of the Collin County Map Records:

Elect to a point for corne

Interry course of solid premises and the west line of said 3,595 square foot tract, North 39'09'40" West, 119.71 feet to a point marking the northwest corner of said 3,595 square foot tract;

THENCE continuing with a west line of said premises and an easterly line of Lot 9/10 as follows:

North 37'16'50" West, 92.98 feet to a point for corner; North 68'31'44"

West, 315.54 feet to a point in pond marking the southwest corner of Lot 34 of The Hills of Lone Star as recorded in Volume Q, Page 631 of the Collin County Map Records;

THENCE with the southeast line of Lot 34 and a northwest line of said premises, North 24'17'16" East, passing at 231.99 feet a Roome capped iron rod in the dedicated southwest right-of-way line of Hollyns Cove and the most easterly northeast corner of Lot 34, and continuing for a total distance of 257.45 feet to a point for corner;

North 63'02'14" West, 85.77 feet to a point for corner; North 47'55'20" West, 260.76 feet to a point for corner; North 32'48'26" West, 50.96 feet to a point for corner; North 24'05'18" West, 90.95 feet to a point for corner; North 32'48'26" West, 50.96 feet to a point for corner; North 24'05'18" West, 90.95 feet to a point for corner; North 32'48'26" west, 50.96 feet to a point for corner; North 24'05'18"

THAT, C. Kent Adams DBA Lone Star Partners, the owner, does hereinabove described property as **Lot 1, 2, 3 & Tract CA-1 3/Hollyns Cove Pond**, an addition to Collin County, Texas, an forever, the streets and alleys shown thereon and do hereby rethis plat for the mutual use and accommodation of all public same. Any public utility shall have the right to remove and ker fences, trees, shrubs or other growth which may in any way e construction, maintenance or efficiency of its respective system any public utility shall at any time have the right of ingress a strips for the purpose of construction, reconstruction, patrolling from all parts or its respective system without the necessity a from anyone. owner, does hereby adopt this plat designating the *Tract CA-1 of The Hills of Lone Star, Phase*ty, Texas, and do hereby dedicate to the public use do hereby reserve the easement strips shown on of all public utilities desiring to use or using the move and keep removed all or part of any building, in any way endanger or interfere with the active system on any of the easement strips, and of ingress and egress to or from the said easement on, patrolling, maintaining and adding to or removing necessity at any time of procuring the permission

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		Line Table)/e		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
	S87°54'15"E	17.64'	L23	S29*56'59"E	73.51
L2	N90°00'00"E	39.93'	L24	S03.06,225,E	62.89"
L3	S86°12'10"E	54.95	L25	S65°12'35"E	35.97"
L4	S45°35'42"E	68.58'	L26	S34°00'24"E	62.52'
5	S57*53'50"E	17.47'	L27	S23*52'43"E	27.21
16	N74°57'58"E	27.10'	L28	S39*29'52"E	53.81
L7	S75°50'41"E	23.48'	L29	S67°00'17"E	34.86'
٦8	S46°52'41"E	22.52'	L30	S03°47'39"E	53.97'
Г9	S42°42'56"E	24.15'	L31	N17°56'27"W	115.74
L10	S57°40'54"E	26.26'	L32	N60°11'39"W	67.66'
L11	S82°45'52"E	12.33'	L33	N42°46'02"W	83.71'
L12	S50°41'20"E	22.02'	L34	N15.16,38,M	21.50'
L13	S54°01'30"E	18.28	L35	S17°56'27"W	86.63'
L14	S68°34'10"E	19.96'	L36	N27°01'37"E	144.45
L15	S78°05'45"E	20.50'	L37	N48°23'34"W	70.59'
L16	S46°50'20"E	17.61'	L38	N24°18'44"E	25.49'
L17	S59°05'45"E	26.29'	L39	N63°02'14"W	85.77'
L18	S72°23'46"E	57.03'	L40	N47°55'20"W	260.76
L19	S53°24'16"E	25.22'	L41	N32°48'26"W	50.96'
L20	N63°01'46"E	12.33'	L42	N24°05'18"W	90.95'
L21	S38°33'31"E	31.95'	L43	S89°03'16"E	26.04
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HTSN	RADIUS	DFITA ANGLE	CHORD BEARING	CHORD FNGTH
	200.00'	12°22'00"	N11.45,27,M	43.08
•	106.50'	81.21,49"	N46°15'21"W	138.85
,	113.50'	66.08,46"	N53°51'52"W	123.88'
	425.00'	6.52,40"	N17°21'09"W	50.99'
,	250.00"	58.04,44"	N42*57'12"W	242.71
,	575.00'	12.21,01"	N65°49'03"W	123.70'
	225.00"	20°02'05"	N50°13'40"W	78.28'
,	275.00"	27°30'26"	N29°01'51"W	130.76'
	137.50'	41°25'04"	N38°38'59"W	97.25'
	89.50'	10°57'57"	N53°52'32"W	17.10'
	119.50'	19°45'01"	N38°31'03"W	40.99'
	119.50'	2*56'33"	N27°10'16"W	6.14
	87.50'	7°25'18"	N29°24'39"W	11.33'
	475.00'	4.04,40,"	N31°04'58"W	33.80'
,	475.00'	15°07'49"	N21°28'44"W	125.07'
,	200.00'	58°04'44"	N42°57'12"W	194.16'
	625.00'	4°18'30"	N69°50'19"W	46.99'

Declaration of Covenants, Conditions, Restrictions and Easements which has been recorded at Clerk's File No. 2003—35351 in the Texas (the "Declaration"), and which has been extended to recorded at Clerk's File No. 20140912000992750 in the Real

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2. Landowner Agreements. Each individual Parcel may be subject to a separate Landowner Agreement filed in the Real Property Records of Collin County, Texas, that supplements or, modifies or waive portions of the Declaration. Such Landowner Agreements may supplement, modify or waive the covenants and restrictions contained herein as Declarant may deem desirable and not inconsistent with this Declaration in a manner which materially adversely affects the concept of this Declaration contain easements, additions and modifications to the Declaration as may be desirable to reflect the different character of each individual Parcel and related improvements and as are not unequivocally contrary to the scheme of development for the Property as set forth in the Declaration. Each Landowner Agreement shall have the effect of supplementing, or modifying and/or waiving, as the case may be, the Declaration, but only asUntil formation of the Landowner Association, Declarant shall have all of the authority, powers, rights, immunities and protections, but not the obligations, of the Landowner Association, the board of directors of the Landowner Association, and the Committee, all as set forth more particularly in this Declaration, in order that the Development may be established as a fully occupied and functioning residential community. to the Parcel that is the subject of the Landowner Agreement and only to the extent specifically expressed in such Landowner Agreement.

. Setback Requirements. Construction of all Improvements on the shall comply with the following setback requirements:

4. Common Area Easements. The Common Area Easements for described on the Final Plat and in the Landowner Agreements for individual Parcels are for the common use, enjoyment and benefit of the Owners of Parcels in the Property, their families, guests, tenants, successors and assigns, subject to the rights, restrictions and requirements of the Declaration:

for landscaping, drainage, trails, walking, biking, riding, thereto and any other uses deemed advisable by Declarant

rant and/or the Landowner Association shall be authorized and empowered to control and to issue and enforce any guidelines, rules and regulations governing the use, management, nce and all other aspects pertaining to the Common Area Easements as deemed desirable or by Declarant and/or the Landowner Association.

(c) The Common Area Easements shall be generally comprised of the following, subject to supplementation or modification by Landowner Agreements applicable to individual Parcels:

twenty (20) feet of any existing or future county road right-of-way;

(20) feet of any boundary line of the Parcel and within lake, creek, draw, or other body of water, waterway or of the Parcel.

(e) Each Owner agrees to grant such Common Area Easements and to execute and deliver separate written easements in writing, with metes and bounds description of said easements, to Seller upon Declarant's or the Landowner Association's request at or after closing, to evidence the Common Area Easements; provided, however, that it will be Declarant's or the Landowner Association's responsibility to prepare and deliver such written Common Area Easements to Owner. ments as described and for said purposes are reserved to Seller and shall be of a Parcel, and each Owner by acceptance of a deed from Declarant shall subject thereto.

F.E. Bemenderfer Jr. Registered Professional Land Surveyor No. 4051

(f) Declarant or the Landowner Association may place fencing along the easement lines of the Common Area Easements, subject to the rights, requirements, conditions, covenants and restrictions set forth in the Declaration; whereupon, the Common Area Easements shall be revised, if necessary, to coincide with said fence line, and Declarant or the Landowner Association and Owner shall execute and record any documents reasonably necessary to reflect such revision.

a) As set forth more particularly. Except as permitted in the Declaration orand except as Declarant nd/or the Landowner Association deem advisable, no motorized or recreational vehicles, trailers, lobile homes or boats (except for landscaping, construction, maintenance or other similar purposes) nall be permitted or used in the Common Area Easements, no livestock or other animals shall be lowed to graze or roam unrestrained in the Common Area Easements, no hunting, fishing, boating or apping shall be allowed in the Common Area Easements, and no Buildings, Improvements or ructures of any kind shall be placed, erected or constructed in the Common Area Easement; rovided, however, landscaping, walking, jogging, biking, horseback riding, other such recreational and lated activities and the construction and maintenance of trails, pathways and structures related erecte, as deemed advisable by Declarant and/or the Landowner Association, shall be allowed, subject all requirements in the Declarant and/or the Landowner Association pertaining to the Common Area assements or such activities.

Utility, Drainage and Maintenance Easement. Declarant for the benefit of itself, the the Landowner Association, reserves with respect to all Parcels and the Property a easement over, across and upon the Common Area Easements for installation and repair roice, for the natural drainage of water over, across and upon the Parcels and the d for necessary maintenance and repair of any Building or Improvements situated on the ea, in accordance with and subject to the Declaration.

eserves an easement over, across and upon the Parcel for ergency use, including but not limited to, the right of the non Area for the purpose of enforcing the law and the gency's employees, contractors and emergency service mmon Area for the purpose of maintenance, fire safety, ccordance with and subject to the Declaration.

3. Common Area. A portion of the Parcel been designated as Common Area and as such shall be owned or controlled by Declarant and/or Seller and/or the Landowner Association, when formed, for the common use and enjoyment of the Owners of Parcels within the Property. The Common Area is shown by the designation of Common Area Easements on the Final Plat, together with other easements within the Property, subject to supplementation or modification by Landowner Agreements with respect to individual Parcels. The Common Area may include, without limitation, areas utilized for landscaping, trails, recreation, parks, greenbelt, drainage, equestrian facilities or any other similar facilities, the location, nature and availability of same as deemed desirable by Declarant and/or the Landowner Association. 7. Water and Electric Services. The placement of water and electric meters for service to Owner on the Parcels is beyond the control of Declarant and it is the responsibility of each Owner to make application, seek approval and pay for such the installation of water and electric meters required to provide service to the Parcel. Owners are required to apply to and pay Gunter Special Utility District for a water meter to provide water service to Parcel within 365 days after the closing on an Owner's purchase of a Parcel. 8. Perimeter Fencing. As provided in and subject to the provisions of the Declaration, Declarant or the Landowner Association shall have the right, but not the obligation, to place, construct and erect Perimeter Fence on the Parcel on the fence setback line along any Road or Right—of—Way at the expense of Owner. (a) Except as specifically set forth in the Declaration or otherwise permitted by the Architectural Control Committee, all Improvements (except landscaping, driveways, entry features, retaining walls, gates and Perimeter Fencing and adjacent side property line fencing) must be set back from any Road the lesser of (A) one hundred fifty (150) feet, or (B) a distance equal to one—third (1/3) of the from said Road to the farthest boundary line of the Parcel. Provided, however, that the minimum setback from any Road shall not be less than one hundred (100) feet. (b) Except as specifically set forth in the Declaration or otherwise permitted by the Architectural Control Committee, all Improvements (except landscaping, retaining walls and Perimeter Fencing and side property line fencing) must be set back from the boundary line of any Parcel or Common Area the lesser of (A) fifty (50) feet, or (B) a distance equal to one—fifth (1/5) of the distance from said boundary to the directly opposing boundary line of the Parcel. Provided, however, that the minimum setback from the boundary line of any Parcel or Common Area shall not be less than twenty—five (25) feet. (c) Notwithstanding the foregoing, either the Architectural Control Committee or Declarant may, by separate Landowner Agreement or by recorded instrument regarding the Property, specify modified setback requirements for Improvements on certain Parcels that are greater than or different from the minimums set forth above, whereupon the Owners of such Parcels must comply with such modified setback requirements.

KNOW ALL MEN BY THESE PRESENTS: SURVEYOR'S CERTIFICATE

THAT I. F.E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of Collin County, Texas.

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **F.E. Bemenderfer Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___

PLAT IS APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT this the _____, 2014.

Lots 1, 2, 3 & Tract CA-The Hills of Lone Star,

Phase 3/Hollyns Cove Pond
being part of Lone Star Partners Property
as recorded under CC# 95-0030138
of the Collin County Map Records
and a 3,595 Sq. Ft. tract
as recorded under CC# 20140908000973220
of the Collin County Land Records
Joseph Mitchum Survey, Abstract No. 590
Collin County, Texas

ROOME LAND SURVEYING, INC.

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SUITE 810
PLANO, TX 75074
Phone Number (972) 423-4372
Fax Number (972) 423-7523

September 2014

2m Suite 1000 : 75251)-1329)-1300 Helmberger

OWNER

It Adams bda Lone Star Pc

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Contact: C. Kent Adams